

## 5-9: HS-1, HIGHWAY SERVICE ZONE

### H. SPECIAL PROVISIONS

#### 1. Junk- and Weed-free Grounds

The yards around buildings shall be kept free of junk, debris, refuse, weeds, and other flammable material.

#### 2. Safety Lanes

Each restaurant, store, service station, or other commercial establishment open to the public shall provide, either individually or jointly with neighboring establishments, highway access with such improvements as required by the governmental entity charged with maintenance and oversight over the highway, which improvements may include a deceleration lane for vehicles entering the establishment and a separate acceleration lane for traffic returning to the highway. The acceleration lane shall be isolated from the parking areas and grounds of the commercial uses by a curb, non-sight-obscuring fence, or other physical barrier for at least three-fourths of its length. If the highway sight distance is over 2,000 feet from the point of reentry, the Board of Adjustment may, as a special exception according to the provisions of zoning section 7-21, reduce the length of the acceleration (return) lane after determining the facts of safety involved.

#### 3. Off-highway Access

Stores and uses within the zone shall not obtain vehicular access directly from a state highway or other arterial or collector road but from a parking lot which, in turn, obtains such access through a paved acceleration and deceleration lane.

#### 4. Parking

Parking shall be required in the amounts required by zoning section 3-14.

#### 5. Sight-obscuring Wall

Where permitted, all outside storage areas, except parking areas limited to licensed vehicles in running order, shall be enclosed within a well-maintained sight-obscuring masonry or metal fence or wall which is at least eight (8) feet in height and is sufficient to obscure all items from view from any adjacent parcel of land or public street.

#### 6. Landscaping

At least two (2) times the floor area of all main and accessory buildings in any HS-1 zoning district shall be planted maintained in lawn, trees and shrubs, in accordance with the provisions of zoning section 3-21.

Landscaping shall be installed before a zoning compliance permit may be issued.

#### 7. Maximum Slope for Disposal of Sewage in Soil

No occupied building for which the sewage or septic waste is disposed of in the soil shall be approved if the sewage disposal site has a slope exceeding thirty (30) percent.

#### 8. Protection of Slopes

No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil.

#### 9. Grade of Roads and Driveways

The grade of roads and driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent, and the road shall be maintained so as to be readily accessible to emergency vehicles.